

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		PINE ST, ARLINGTON

OWNERSHIP

Owner 1:	VITHARANA LALANTHI DILRUKSHI		
Owner 2:			
Owner 3:			
Street 1:	34 PINE ST #2		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	GRANT MICHAEL T & JESSICA B -		
Owner 2:	-		
Street 1:	34 PINE ST #2		
Twn/City:	Arlington		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1956, having primarily Vinyl Exterior and 1430 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	530,200			530,200
Total Card	0.000	530,200			530,200
Total Parcel	0.000	530,200			530,200
Source: Market Adj Cost	Total Value per SQ unit /Card:		370.77	/Parcel: 370.77	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	530,200	0	.		530,200		Year end	12/23/2021
2021	102	FV	514,400	0	.		514,400		Year End Roll	12/10/2020
2020	102	FV	531,900	0	.		531,900	531,900	Year End Roll	12/18/2019
2019	102	FV	492,300	0	.		492,300	492,300	Year End Roll	1/3/2019
2018	102	FV	434,600	0	.		434,600	434,600	Year End Roll	12/20/2017
2017	102	FV	395,600	0	.		395,600	395,600	Year End Roll	1/3/2017
2016	102	FV	395,600	0	.		395,600	395,600	Year End	1/4/2016
2015	102	FV	295,500	0	.		295,500	295,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Measured	DGM	D Mann
12/5/2008	MLS	MM	Mary M
5/17/2001	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ____/____/____

VERIFICATION OF VISIT NOT DATA _____/_____/_____

PRINT
Date Time

LAST REV	
Date	Time

danam
14492



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99 - Condo Conv	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	8 - Brick Veneer	12%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	51.200000763
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.00349963
Adj \$ / SQ:	413.191
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	651363
Depreciation:	121154
Depreciated Total:	530210

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	5		BR	2		Bath	1		HB	

REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Corn Wal		% Sprinkled	

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	413.19	
Special Features:	0	Val/Su Net:	370.77	
Final Total:	530200	Val/Su SzAd	370.77	

MOBILE HOME Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.A-0006-0002.0

[illegible]

More: N Total Yard Items: Total Special Features:

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
33						
33						
80						

IMAGE

AssessPro Patriot Properties, Inc

